



barnard marcus

Thurlow Park Road, London SE21 8JP

welcome to

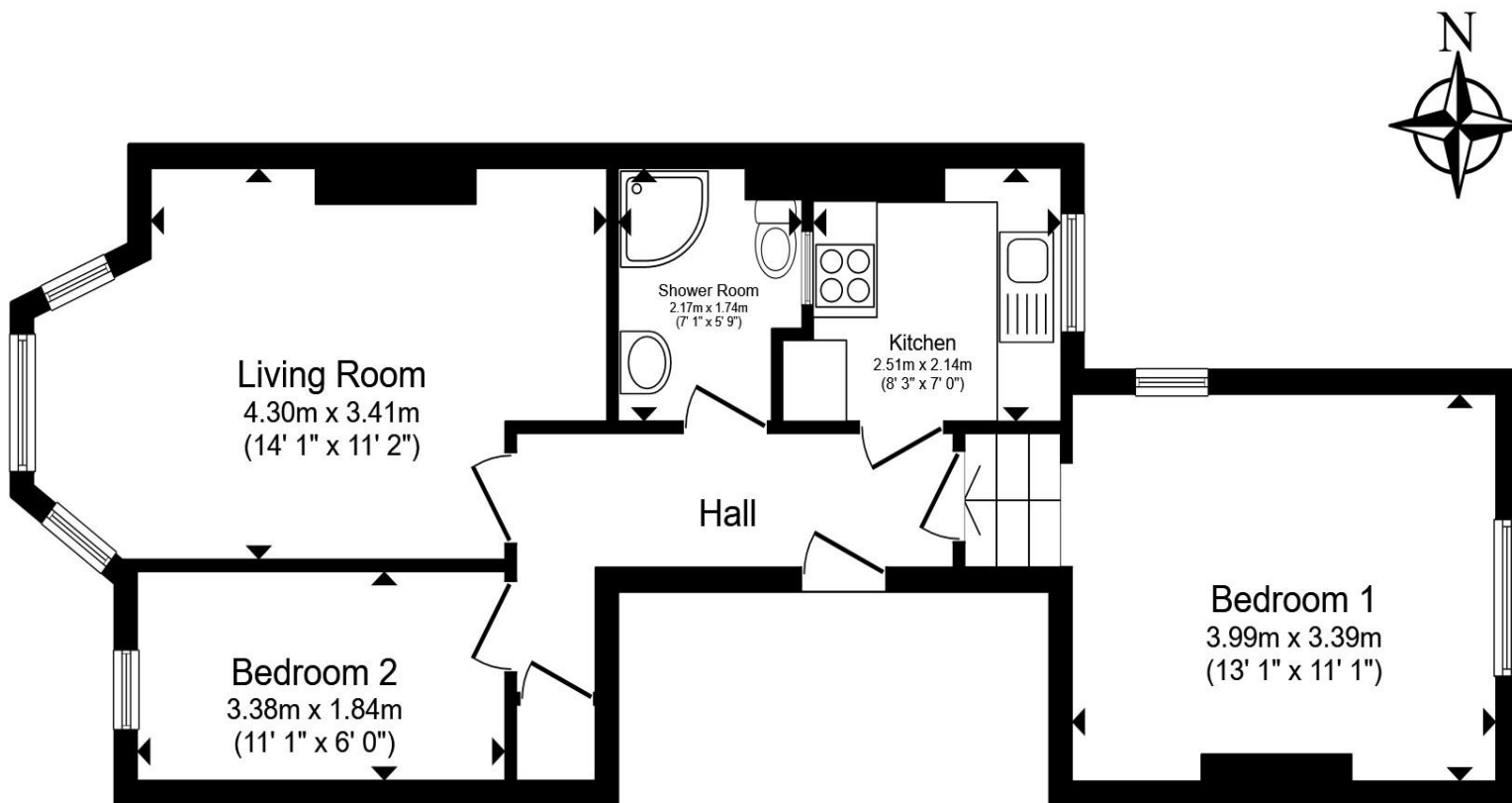
Thurlow Park Road, London

Barnard Marcus are delighted to bring to market this well-proportioned TWO BEDROOM SHARE OF FREEHOLD FIRST FLOOR FLAT marketed with RECENTLY RENOVATED KITCHEN AND BATHROOM ideally situated within touching distance of both HERNE HILL & WEST DULWICH STATIONS which provide services into LONDON BRIDGE, VICTORIA, BLACKFRIARS & ST PANCRAS all in UNDER 20 MINUTES!

The property briefly comprises of an entrance hall, reception room, kitchen, bathroom, utility closet & TWO BEDROOMS.

Perfect for first-time buyers, this property is located in highly desirable West Dulwich, seamlessly blending lifestyle with effortless city connectivity. Commuters will love being just a short walk from West Dulwich Station (trains to Victoria and Blackfriars) and Tulse Hill (Thameslink and Southern services to London Bridge). Robust local bus links also provide swift access toward Brixton for the Victoria line. For weekends, you can explore the independent cafés, bars, and boutiques of Herne Hill and Dulwich Village, grab essentials at nearby supermarkets, or unwind in the expansive green spaces of nearby Brockwell Park or Dulwich Park.





1st Floor

Entrance Hall

Living Room

14' 1" x 11' 2" (4.29m x 3.40m)

Kitchen

8' 3" x 7' (2.51m x 2.13m)

Bedroom One

13' 1" x 11' 1" (3.99m x 3.38m)

Bedroom Two

11' 1" x 6' (3.38m x 1.83m)

Bathroom

Utility Closet

Total floor area 54.0 m² (581 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

welcome to

Thurlow Park Road, London

- PRIME WEST-DULWICH LOCATION
- EXCELLENT TRANSPORT LINKS FROM TULSE HILL AND WEST DULWICH STATIONS
- IDEAL FIRST-TIME BUYER OPPORTUNITY
- CLOSE TO BROCKWELL PARK & DULWICH PARK
- TWO BEDROOM FIRST FLOOR FLAT WITH RECENTLY RENOVATED KITCHEN & BATHROOM

Tenure: Leasehold EPC Rating: D

Council Tax Band: C Service Charge: Ask Agent

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 999 years from 30 Oct 2018. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£425,000



Please note the marker reflects the postcode not the actual property

check out more properties at barnardmarcus.co.uk



Property Ref:
PKM103906 - 0004

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Barnard Marcus is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



020 7635 8641



peckham@barnardmarcus.co.uk



152 Rye Lane, Peckham, London, SE15 4NB



barnardmarcus.co.uk